

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Robert Kwan, Presiding
Courtroom 1675 Calendar**

Wednesday, May 5, 2021

Hearing Room 1675

11:00 AM
2:00-00000

Chapter

#0.00 All hearings on this calendar will be conducted remotely, using ZoomGov video and audio.

Parties in interest and members of the public may connect to the video and audio feeds, free of charge, using the connection information provided below.

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Neither a Zoom nor a ZoomGov account is necessary to participate and no pre-registration is required. The audio portion of each hearing will be recorded electronically by the Court and constitutes its official record.

Video/audio web address: <https://cacb.zoomgov.com/j/1614368452>

ZoomGov meeting number: 161 436 8452

Password: 112851

Telephone conference lines: 1 (669) 254 5252 or 1 (646) 828 7666

For more information on appearing before Judge Kwan by ZoomGov, please see the "Notice of Video and Telephonic Appearance Procedures for Judge Robert N. Kwan's Cases" on the Court's website at:

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Robert Kwan, Presiding
Courtroom 1675 Calendar**

Wednesday, May 5, 2021

Hearing Room 1675

11:00 AM

CONT...

Chapter

<https://www.cacb.uscourts.gov/judges/honorable-robert-n-kwan> under the "Telephonic Instructions" section.

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- Mute your audio to minimize background noise unless and until it is your turn to speak. Consider turning your video off until it is your turn to appear.
- Say your name every time you speak.
- Disconnect from the meeting by clicking "Leave" when you have completed your appearance(s).

Docket 0

Tentative Ruling:

- NONE LISTED -

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Robert Kwan, Presiding
Courtroom 1675 Calendar**

Wednesday, May 5, 2021

Hearing Room 1675

11:00 AM

2:18-11525 Shahriar Joseph Zargar and Shabnam Mesachi

Chapter 11

#1.00 Cont'd hearing re: Motion to dismiss bankruptcy case
fr. 4/28/21

Docket 284

Tentative Ruling:

Updated tentative ruling as of 5/3/21. No tentative ruling on the merits.
Appearances are required on 5/5/21, but counsel and self-represented parties
must appear through Zoom for Government in accordance with the court's
remote appearance instructions.

Party Information

Debtor(s):

Shahriar Joseph Zargar

Represented By
Raymond H. Aver

Joint Debtor(s):

Shabnam Mesachi

Represented By
Raymond H. Aver

Movant(s):

Shahriar Joseph Zargar

Represented By
Raymond H. Aver
Raymond H. Aver

Shabnam Mesachi

Represented By
Raymond H. Aver

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Robert Kwan, Presiding
Courtroom 1675 Calendar**

Wednesday, May 5, 2021

Hearing Room 1675

11:00 AM

2:18-11525 Shahriar Joseph Zargar and Shabnam Mesachi

Chapter 11

#2.00 Cont'd status conference re: Motion for contempt
fr. 2/3/21, 2/17/21, 3/31/21

Docket 205

Tentative Ruling:

Updated tentative ruling as of 5/3/21. No tentative ruling on the merits.
Appearances are required on 5/5/21, but counsel and self-represented parties
must appear through Zoom for Government in accordance with the court's
remote appearance instructions.

Party Information

Debtor(s):

Shahriar Joseph Zargar

Represented By
Ashley M McDow

Joint Debtor(s):

Shabnam Mesachi

Represented By
Ashley M McDow

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Robert Kwan, Presiding
Courtroom 1675 Calendar**

Wednesday, May 5, 2021

Hearing Room 1675

11:00 AM

2:18-11525 Shahriar Joseph Zargar and Shabnam Mesachi

Chapter 11

#3.00 Cont'd hearing re: Debtors' objection to amended claim no. 9 and motion to estimate claim for purposes of voting and distribution
fr. 2/3/21, 2/17/21, 3/31/21

Docket 103

Tentative Ruling:

Updated tentative ruling as of 5/3/21. No tentative ruling on the merits. Appearances are required on 5/5/21, but counsel and self-represented parties must appear through Zoom for Government in accordance with the court's remote appearance instructions.

Party Information

Debtor(s):

Shahriar Joseph Zargar

Represented By
Ashley M McDow

Joint Debtor(s):

Shabnam Mesachi

Represented By
Ashley M McDow

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Robert Kwan, Presiding
Courtroom 1675 Calendar**

Wednesday, May 5, 2021

Hearing Room 1675

11:00 AM

2:18-11525 Shahriar Joseph Zargar and Shabnam Mesachi

Chapter 11

#4.00 Cont'd status conference re: Management of chapter 11 case
fr. 2/3/21, 2/17/21, 3/31/21

Docket 1

Tentative Ruling:

Updated tentative ruling as of 5/3/21. No tentative ruling on the merits.
Appearances are required on 5/5/21, but counsel and self-represented parties
must appear through Zoom for Government in accordance with the court's
remote appearance instructions.

Party Information

Debtor(s):

Shahriar Joseph Zargar

Represented By
Ashley M McDow

Joint Debtor(s):

Shabnam Mesachi

Represented By
Ashley M McDow

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Robert Kwan, Presiding
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Wednesday, May 5, 2021

Hearing Room 1675

11:00 AM

2:18-11525 Shahriar Joseph Zargar

Chapter 11

Adv#: 2:18-01144 Shadsirat v. Zargar et al

#5.00 Cont'd status conference re: Complaint (1) objecting to dischargeability of debt pursuant to 11 U.S.C. §523(a)(2); (2) objecting to dischargeability of debt pursuant to 11 U.S.C. § 523(a)(4); (3) objecting to dischargeability of debt pursuant to 11 U.S.C. §523(a)(6); and, (4) for declaratory relief requesting adjudication of pending state court lawsuits fr. 2/3/21, 2/17/21, 3/31/21

Docket 1

Tentative Ruling:

Updated tentative ruling as of 5/3/21. No tentative ruling on the merits. Appearances are required on 5/5/21, but counsel and self-represented parties must appear through Zoom for Government in accordance with the court's remote appearance instructions.

Party Information

Debtor(s):

Shahriar Joseph Zargar

Represented By
Ashley M McDow

Defendant(s):

Shahriar Joseph Zargar

Pro Se

Shabnam Mesachi

Pro Se

Joint Debtor(s):

Shabnam Mesachi

Represented By
Ashley M McDow

Plaintiff(s):

Behrouz Shadsirat

Represented By
Rosendo Gonzalez

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Robert Kwan, Presiding
Courtroom 1675 Calendar**

Wednesday, May 5, 2021

Hearing Room 1675

11:00 AM

2:19-10119 David Lee

Chapter 11

#6.00 Status conference re: Post confirmation of plan
fr. 9/23/20, 10/28/20, 1/6/21

Docket 318

Tentative Ruling:

Updated tentative ruling as of 5/3/21. The court has reviewed debtor's postconfirmation status report, stating that he anticipates filing a motion regarding substantial consummation and to close the case within 30 days. After hearing from the parties, the court expects to set a further status conference in about six months. Appearances are required on 5/5/21, but counsel and self-represented parties must appear through Zoom for Government in accordance with the court's remote appearance instructions.

Party Information

Debtor(s):

David Lee

Represented By
David A Tilem

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Robert Kwan, Presiding
Courtroom 1675 Calendar**

Wednesday, May 5, 2021

Hearing Room 1675

2:00 PM

2:00-000000

Chapter

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Video/audio web address: <https://cacb.zoomgov.com/j/1610337328>

ZoomGov meeting number: 161 033 7328

Password: 528544

Telephone conference lines: 1 (669) 254 5252 or 1 (646) 828 7666

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Central District of California
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Judge Robert Kwan, Presiding
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Wednesday, May 5, 2021

Hearing Room 1675

2:00 PM

CONT...

Chapter

<https://www.cacb.uscourts.gov/judges/honorable-robert-n-kwan> under the "Telephonic Instructions" section.

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Docket 0

Tentative Ruling:

- NONE LISTED -

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Robert Kwan, Presiding
Courtroom 1675 Calendar**

Wednesday, May 5, 2021

Hearing Room 1675

2:00 PM

2:11-33861 Rita Gail Farris-Ellison

Chapter 7

Adv#: 2:12-01830 Clark v. Farris-Ellison et al

#7.00 Cont'd pretrial and technical status conference and setting deadline for written evidentiary objections to exclude exhibits re: Complaint: 1) objecting to discharge 2) breach of contract 3) breach of implied covenant of good faith and fair dealing 4) conversion 5) negligence 6) breach of fiduciary duty 7) constructive fraud 8) fraudulent concealment 9) wrongful foreclosure 10) interference with prospective economic advantage
fr. 1/5/21, 4/6/21, 4/21/21

Docket 1

Tentative Ruling:

Updated tentative ruling as of 5/3/21. No tentative ruling on the merits. Appearances are required on 5/5/21, but counsel and self-represented parties must appear through Zoom for Government in accordance with the court's remote appearance instructions.

Party Information

Attorney(s):

Deborah Bronner

Represented By
Deborah R Bronner

Debtor(s):

Rita Gail Farris-Ellison

Represented By
James Bryant

Defendant(s):

Rita Gail Farris-Ellison

Represented By
James Bryant

Just that EZ Financial

Pro Se

Lenders Escrow Inc

Pro Se

Does 1 Through 100 Inclusive

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Robert Kwan, Presiding
Courtroom 1675 Calendar**

Wednesday, May 5, 2021

Hearing Room 1675

2:00 PM

CONT... Rita Gail Farris-Ellison

Chapter 7

Mediator(s):

David A. Gill

Pro Se

Plaintiff(s):

James Lee Clark

Represented By
Justin D Graham

Trustee(s):

Sam S Leslie (TR)

Represented By
Christian T Kim

Sam S Leslie (TR)

Pro Se

U.S. Trustee(s):

United States Trustee (LA)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Robert Kwan, Presiding
Courtroom 1675 Calendar**

Wednesday, May 5, 2021

Hearing Room 1675

2:00 PM

2:11-33861 Rita Gail Farris-Ellison

Chapter 7

Adv#: 2:12-01830 Clark v. Farris-Ellison et al

#8.00 Cont'd hearing re: Motion of plaintiff/creditor James Lee Clark for an order compelling discovery and sanctions against defendant/debtor Rita Ellison-Farris
fr. 1/5/21, 4/6/21, 4/21/21

Docket 351

Tentative Ruling:

Updated tentative ruling as of 5/3/21. See tentative ruling for item number 7.

Party Information

Debtor(s):

Rita Gail Farris-Ellison

Represented By
James Bryant

Defendant(s):

Rita Gail Farris-Ellison

Represented By
James Bryant

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Lenders Escrow Inc

Pro Se

Does 1 Through 100 Inclusive

Pro Se

Plaintiff(s):

James Lee Clark

Pro Se

Trustee(s):

Sam S Leslie (TR)

Represented By
Christian T Kim

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Robert Kwan, Presiding
Courtroom 1675 Calendar**

Wednesday, May 5, 2021

Hearing Room 1675

2:00 PM

2:11-33861 Rita Gail Farris-Ellison

Chapter 7

Adv#: 2:12-01830 Clark v. Farris-Ellison et al

#9.00 Cont'd hearing re: Plaintiff/creditor James Lee Clark's motion for an order for sanctions including terminating sanctions against defendant/debtor Rita Ellison-Farris fr. 1/5/21, 4/6/21, 4/21/21

Docket 362

Tentative Ruling:

Updated tentative ruling as of 5/3/21. See tentative ruling for item number 7.

Party Information

Debtor(s):

Rita Gail Farris-Ellison

Represented By
James Bryant

Defendant(s):

Rita Gail Farris-Ellison

Represented By
James Bryant

Just that EZ Financial

Pro Se

Lenders Escrow Inc

Pro Se

Does 1 Through 100 Inclusive

Pro Se

Plaintiff(s):

James Lee Clark

Pro Se

Trustee(s):

Sam S Leslie (TR)

Represented By
Christian T Kim

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Robert Kwan, Presiding
Courtroom 1675 Calendar**

Wednesday, May 5, 2021

Hearing Room 1675

2:00 PM

2:11-33861 Rita Gail Farris-Ellison

Chapter 7

Adv#: 2:12-01830 Clark v. Farris-Ellison et al

#10.00 Cont'd hearing re: Motion to compel inspection and to produce documents and responses from and to defendant/debtor Rita Gail Ellison-Farris; request for terminating sanctions fr. 1/5/21, 4/6/21, 4/21/21

Docket 412

Tentative Ruling:

Updated tentative ruling as of 5/3/21. See tentative ruling for item number 7.

Party Information

Debtor(s):

Rita Gail Farris-Ellison

Represented By
James Bryant

Defendant(s):

Rita Gail Farris-Ellison

Represented By
James Bryant

Just that EZ Financial

Pro Se

Lenders Escrow Inc

Pro Se

Does 1 Through 100 Inclusive

Pro Se

Plaintiff(s):

James Lee Clark

Pro Se

Trustee(s):

Sam S Leslie (TR)

Represented By
Christian T Kim

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Robert Kwan, Presiding
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Wednesday, May 5, 2021

Hearing Room 1675

2:00 PM

2:11-33861 Rita Gail Farris-Ellison

Chapter 7

Adv#: 2:12-01830 Clark v. Farris-Ellison et al

#11.00 Cont'd hearing re: Plaintiff/creditor, James Lee Clark's notice of motion to compel further discovery responses to defendant/debtor Rita Gail Ellison-Farris fr. 1/5/21, 4/6/21, 4/21/21

Docket 377

Tentative Ruling:

Updated tentative ruling as of 5/3/21. See tentative ruling for item number 7.

Party Information

Debtor(s):

Rita Gail Farris-Ellison

Represented By
James Bryant

Defendant(s):

Rita Gail Farris-Ellison

Represented By
James Bryant

Just that EZ Financial

Pro Se

Lenders Escrow Inc

Pro Se

Does 1 Through 100 Inclusive

Pro Se

Plaintiff(s):

James Lee Clark

Pro Se

Trustee(s):

Sam S Leslie (TR)

Represented By
Christian T Kim

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Robert Kwan, Presiding
Courtroom 1675 Calendar**

Wednesday, May 5, 2021

Hearing Room 1675

2:00 PM

2:11-33861 Rita Gail Farris-Ellison

Chapter 7

Adv#: 2:12-01830 Clark v. Farris-Ellison et al

#12.00 Cont'd hearing re: Motion to amend adversary complaint and to add Jennifer, quiet title,
cancel the deed and note
fr. 1/5/21, 4/6/21, 4/21/21

Docket 399

Tentative Ruling:

Updated tentative ruling as of 5/3/21. See tentative ruling for item number 7.

Party Information

Debtor(s):

Rita Gail Farris-Ellison

Represented By
James Bryant

Defendant(s):

Rita Gail Farris-Ellison

Represented By
James Bryant

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Lenders Escrow Inc

Pro Se

Does 1 Through 100 Inclusive

Pro Se

Plaintiff(s):

James Lee Clark

Pro Se

Trustee(s):

Sam S Leslie (TR)

Represented By
Christian T Kim

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Robert Kwan, Presiding
Courtroom 1675 Calendar**

Wednesday, May 5, 2021

Hearing Room 1675

2:00 PM

2:11-33861 Rita Gail Farris-Ellison

Chapter 7

Adv#: 2:12-01830 Clark v. Farris-Ellison et al

#13.00 Cont'd hearing re: Motion to compel inspection and to produce documents and responses from and to defendant/debtor Rita Gail Ellison-Farris; request for terminating sanctions fr. 1/5/21, 4/6/21, 4/21/21

Docket 397

Tentative Ruling:

Updated tentative ruling as of 5/3/21. See tentative ruling for item number 7.

Party Information

Debtor(s):

Rita Gail Farris-Ellison

Represented By
James Bryant

Defendant(s):

Rita Gail Farris-Ellison

Represented By
James Bryant

Just that EZ Financial

Pro Se

Lenders Escrow Inc

Pro Se

Does 1 Through 100 Inclusive

Pro Se

Plaintiff(s):

James Lee Clark

Pro Se

Trustee(s):

Sam S Leslie (TR)

Represented By
Christian T Kim

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Robert Kwan, Presiding
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Wednesday, May 5, 2021

Hearing Room 1675

2:00 PM

2:11-33861 Rita Gail Farris-Ellison

Chapter 7

Adv#: 2:12-01830 Clark v. Farris-Ellison et al

#14.00 Cont'd hearing re: Plaintiff/creditor, James Lee /Clark's notice of motion to compel inspection and to produce documents and response from and to defendant/debtor Rita Gail Ellison-Farris; request for terminating sanctions
fr. 1/5/21, 4/6/21, 4/21/21

Docket 390

Tentative Ruling:

Updated tentative ruling as of 5/3/21. See tentative ruling for item number 7.

Party Information

Debtor(s):

Rita Gail Farris-Ellison

Represented By
James Bryant

Defendant(s):

Rita Gail Farris-Ellison

Represented By
James Bryant

Just that EZ Financial

Pro Se

Lenders Escrow Inc

Pro Se

Does 1 Through 100 Inclusive

Pro Se

Plaintiff(s):

James Lee Clark

Pro Se

Trustee(s):

Sam S Leslie (TR)

Represented By
Christian T Kim

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Robert Kwan, Presiding
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Wednesday, May 5, 2021

Hearing Room 1675

2:00 PM

2:11-33861 Rita Gail Farris-Ellison

Chapter 7

Adv#: 2:12-01830 Clark v. Farris-Ellison et al

#15.00 Cont'd hearing re: Motion to abstain
fr. 1/5/21, 4/6/21, 4/21/21

Docket 414

Tentative Ruling:

Updated tentative ruling as of 5/3/21. See tentative ruling for item number 7.

Party Information

Debtor(s):

Rita Gail Farris-Ellison

Represented By
James Bryant

Defendant(s):

Rita Gail Farris-Ellison

Represented By
James Bryant

Just that EZ Financial

Pro Se

Lenders Escrow Inc

Pro Se

Does 1 Through 100 Inclusive

Pro Se

Plaintiff(s):

James Lee Clark

Pro Se

Trustee(s):

Sam S Leslie (TR)

Represented By
Christian T Kim

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Robert Kwan, Presiding
Courtroom 1675 Calendar**

Wednesday, May 5, 2021

Hearing Room 1675

2:00 PM

2:11-33861 Rita Gail Farris-Ellison

Chapter 7

Adv#: 2:14-01088 Clark v. Farris-Ellison

#16.00 Cont'd pretrial and technical status conference and setting deadline for written evidentiary objections to exclude exhibits re: Creditor, James Lee Clark's complaint to determine nondischargeability of debtors/defendant's debt
[Pursuant to 11 U.S.C. §523(a)(2); 11 U.S.C. §523(a)(6)]
fr. 1/5/21, 4/6/21, 4/21/21

Docket 1

Tentative Ruling:

Updated tentative ruling as of 5/3/21. See tentative ruling for item number 7.

Party Information

Debtor(s):

Rita Gail Farris-Ellison

Represented By
James Bryant

Defendant(s):

Rita Gail Farris-Ellison

Pro Se

Plaintiff(s):

James Lee Clark

Pro Se

Trustee(s):

Sam S Leslie (TR)

Represented By
Christian T Kim

Sam S Leslie (TR)

Pro Se

U.S. Trustee(s):

United States Trustee (LA)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Robert Kwan, Presiding
Courtroom 1675 Calendar**

Wednesday, May 5, 2021

Hearing Room 1675

2:00 PM

2:20-19483 Wanderluxxe, LLC

Chapter 7

Adv#: 2:21-01018 Lateef et al v. Hines et al

#17.00 Cont'd status conference re: Complaint for fraudulent transfer, piercing the corporate veil, fraud
fr. 3/20/21, 4/6/21, 5/4/21

Docket 1

Tentative Ruling:

Updated tentative ruling as of 5/3/21. No tentative ruling on the merits. Plaintiffs should be prepared to discuss the status of their discussions with the trustee about representation regarding the claims which appear to belong to the estate. Appearances are required on 5/4/21, but counsel and self-represented parties must appear through Zoom for Government in accordance with the court's remote appearance instructions.

Prior tentative ruling. The status conference from 3/30/21 is continued to 4/6/21 because counsel for plaintiff failed to file a status report and appear for the status conference as required by LBR 7016-1 and the court's order setting initial status conference. Moreover, it appears that plaintiffs lack standing to assert the prepetition transfer avoidance claims in the complaint because such claims are property of the bankruptcy estate under the supervision of the Chapter 7 bankruptcy trustee. In re Curry and Sorenson, Inc., 57 B.R. 824, 827 (9th Cir. BAP 1986); 11 U.S.C. 544 and 548. Appearances are required on 4/6/21, but counsel and self-represented parties must appear through Zoom for Government in accordance with the court's remote appearance instructions.

Party Information

Debtor(s):

Wanderluxxe, LLC

Represented By
Maria L Garcia

Defendant(s):

Martinique Hines

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Robert Kwan, Presiding
Courtroom 1675 Calendar**

Wednesday, May 5, 2021

Hearing Room 1675

2:00 PM

CONT... Wanderluxxe, LLC

Chapter 7

Wanderluxxe, LLC

Pro Se

Plaintiff(s):

Ibin Lateef

Represented By
James Bryant

Michael Tynes

Represented By
James Bryant

Hitz Investment Group Trust

Represented By
James Bryant

August Leo Investments

Represented By
James Bryant

Trustee(s):

David M Goodrich (TR)

Pro Se